

Direction: CITY.0835.DSS

Chairperson Costa called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Wednesday, January 30, 2013, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Costa, Crowley, Erickson.....Present
Brown, Cownie, Hatfield.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of January 16, 2013

Chairperson Costa asked for any comments or modifications to the January 16, 2013 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approve the minutes of the meeting of January 16, 2013.

Vote: Andersen, Costa, Crowley, Erickson.....Yes
Brown, Cownie, Hatfield.....Absent
Motion carried.

Item 2– Public Hearings

Item 2a – Comprehensive Plan Amendment/Rezoning Request/Site Plan – Sierra Pointe Apartments – R & R Realty Group – NE corner 72nd Street and Woodland Avenue – 7.1 acres – Amend the Comprehensive Plan and the Country Club Office Plaza PUD (Planned Unit Development) to change the land use and base zoning of PUD Parcel ‘G’ from Office to High Density Residential; and approval of construction of a 127-unit apartment building - ZC-2012-012/CPA-2012-005/SP-2012-007

Chairperson Costa opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published on January 18, 2013, in the Des Moines Register.

Chairperson Costa then asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Andersen, seconded by Commissioner Crowley, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Tom Rupprecht, R&R Realty Group, 1225 Jordan Parkway, West Des Moines, requested approval for a multi-family project which necessitated a comprehensive plan land use amendment to change the property located at the northeast corner of 72nd Street and Woodland Avenue from Office to High Density Residential, as well as an amendment to the Country Club Office Park PUD from Professional Commerce Park to High Density Residential. Mr. Rupprecht expressed that the original zoning of this parcel had been High Density Residential, and that after working for over a year, the right product had been identified for the right location. He discussed the site plan which was also before the Commission for approval, and that this secure apartment complex may be tailored toward the older adult even though there would be no age restrictions.

Planner Twedt pointed out that the elevations had been updated with a change to the materials from those previously provided to the Commissioners.

Chairperson Costa inquired if a traffic study had been completed for this property. Planner Twedt affirmed that it had been conducted, and that there would be no negative impacts to the area.

Mark Nevenhoven, InVision Architecture, 303 Watson Powell Junior Way, Des Moines, discussed the architecture and materials to be used on the project. He stated that the elevation changes remain consistent with the area and are similar to what was previously submitted. Architectural renderings from the southwest corner provided a view of the proposed three-story, U-shaped apartment building. The renderings also depicted a water element to the north with extensive vegetation, a pool with club house, and a church to the south. There will be on grade patios and decks for each unit, as well as underground parking for the entire complex.

The materials displayed depicted color palates which are to complement the adjacent commercial buildings. The base brick material is a burgundy color to be used on a majority of the building with a darker iron color brick being utilized to set off the office building. Mr. Nevenhoven continued to discuss the accent materials, cement board siding and trim for the upper levels, and the shake style laminate asphalt shingles to be used for the roof.

Commissioner Crowley inquired as to the parking ratio available per unit. Mr. Nevenhoven responded that there would be two stalls per unit, one located underground and one located outside the building on the surface parking lots.

Chairperson Costa asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the applicant's request to amend the City's Comprehensive Plan Use Map and Country Club Office Plaza PUD as outlined, and approve the Site Plan to allow the construction of a 127-unit apartment building, subject to the applicant meeting all City Code requirements and the following:

1. Prior to initiating site work, including grading activities, the property owner providing by easement an additional five feet (5') of public street right-of-way along Woodland Avenue adjacent to the applicant's property;
2. Prior to initiating site work, the applicant providing a copy of the NPDES Permit #2 to the City's Chief Building Official or case planner;
3. If determined necessary, the applicant providing a Public Sanitary Sewer Easement compliant with minimum City standards and specifications for easement width prior to initiation of construction activities to install the sanitary sewer;
4. Prior to issuance of an occupancy permit, including temporary occupancy permit for any dwellings within the building, the applicant constructing a tennis court within Peony Park to the satisfaction of the Parks Department. In addition, due to the lack of need for any additional recreational amenities within the $\frac{3}{4}$ mile service radius to this development, the applicant being granted a waiver by the City Council of the remaining Parkland Dedication requirements otherwise required of this development; and
5. Prior to issuance of a final occupancy permit for any dwelling within the building, the applicant executing the Storm Water Management Facility Maintenance Agreement for storm water management measures required from the development of this site.

Vote: Andersen, Costa, Crowley, Erickson.....Yes
Brown, Cownie, Hatfield.....Absent
Motion carried.

Item 3 – Old Business

There were no Old Business items.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

Item 6 – Adjournment

Chairperson Costa asked for a motion to adjourn the meeting.

Moved by Commissioner Andersen, seconded by Commissioner Erickson to adjourn the meeting.

Vote: Andersen, Costa, Crowley, Erickson.....Yes
Brown, Cownie, Hatfield.....Absent
Motion carried.

The meeting adjourned at 5:47 p.m.

Chris Costa, Chairperson
Plan & Zoning Commission

Kimberly Taylor, Recording Secretary